

Condominium

RESIDENTIAL

425 EDGEWOOD PL APT 2

RIVER FOREST, IL 60305

\$222,866 TopHap Estimate · \$279 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

800 ft²

LIVING AREA

1.38 ac

LOT SIZE

1954

YEAR BUILT

VALUATION

\$223K

\$201K low

\$245K high

Last Sale

\$161,000 · Aug 5, 2022

Est. Owner Equity

\$70,306

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,026 (2023)
Assessed Value	\$14,709
Previous Assessed	\$14,707
Assessor Market Value	\$147,090

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	Cook
Lot (acres)	1.38
Heating	None

CLIMATE RISK

1 FLOOD	18 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2022	Resale	Warranty Deed	\$161,000	\$201	\$153K
Sep 11, 2002	Non-arms-length	Grant Deed	\$128,000	\$160	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	2.0 mi

District: Oak Park and River Forest District 200

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60305

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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